

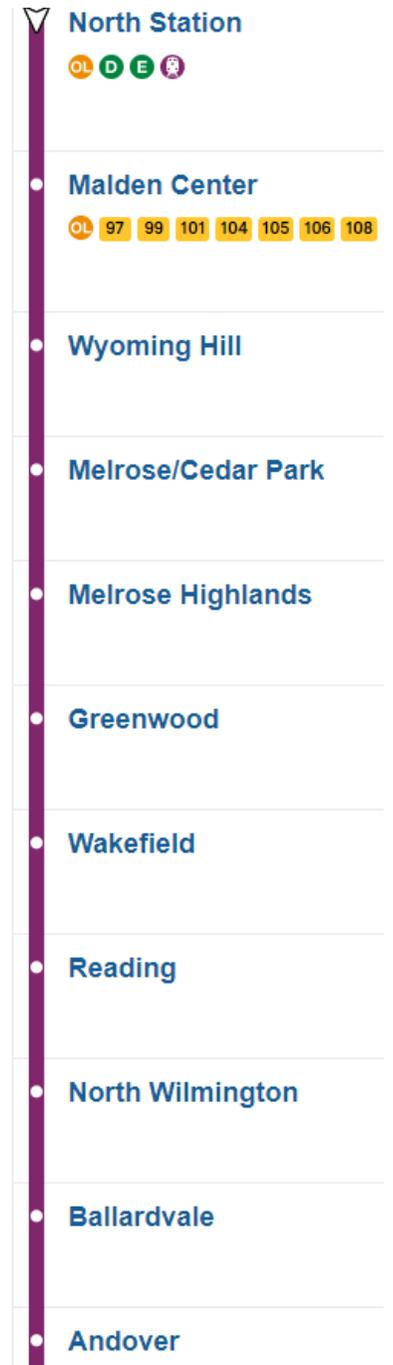
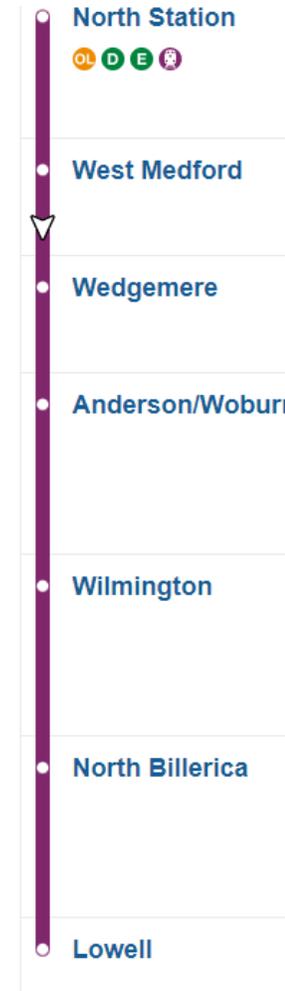
Tewksbury “MBTA Communities” Zoning

Proposed Overlay District Location Workshop

Public Outreach Session #2

What is an MBTA community?

- An MBTA community is a city or town in Massachusetts which has MBTA services OR abuts another community with these services making it an MBTA adjacent community
- Any MBTA community is required to have at least one zoning district of reasonable size in which multi-family housing is permitted as of right without need for discretionary approval
- Tewksbury is considered an adjacent community

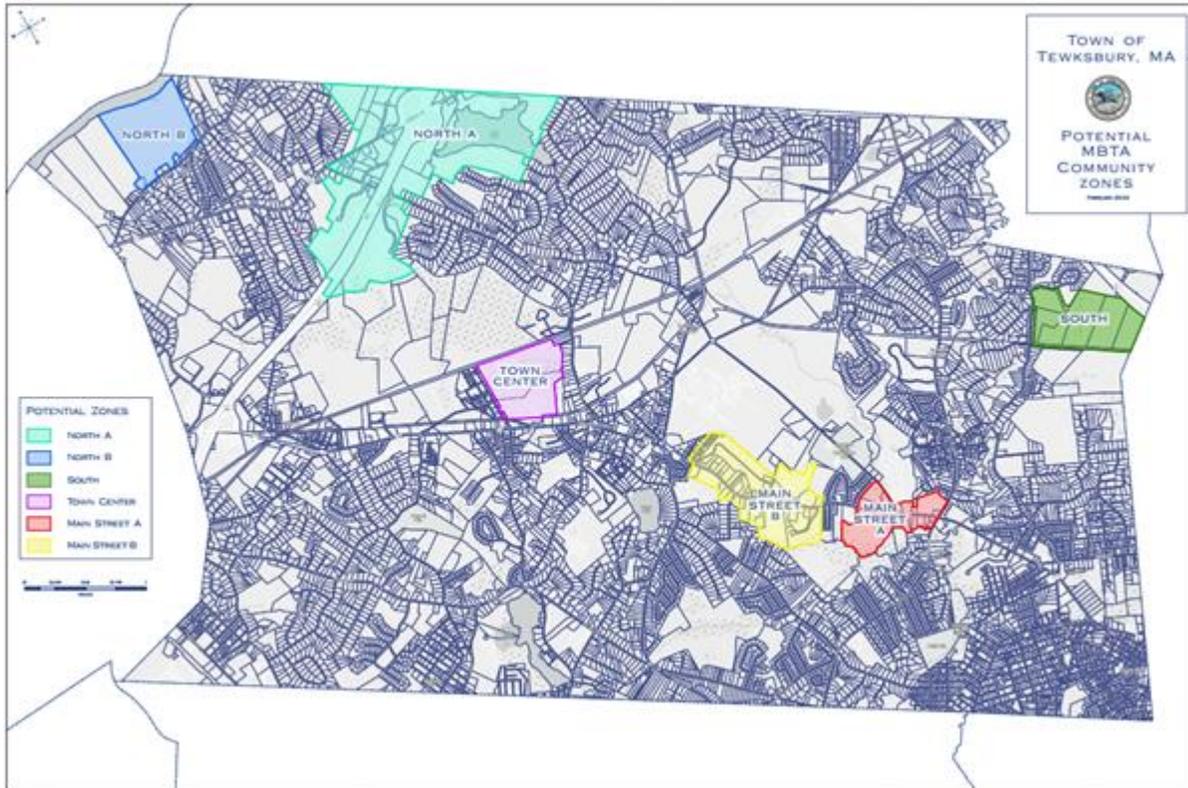


Requirements for all adjacent communities

- Minimum gross density of 15 units per acre
- No age restrictions
- Suitable for families with children
- Districts must comprise of at least total 50 acres of land, with 25 acres contiguous, and no portion shall be less than 5 acres
- **These new requirements are NOT a mandate to build**



What is required for Tewksbury?

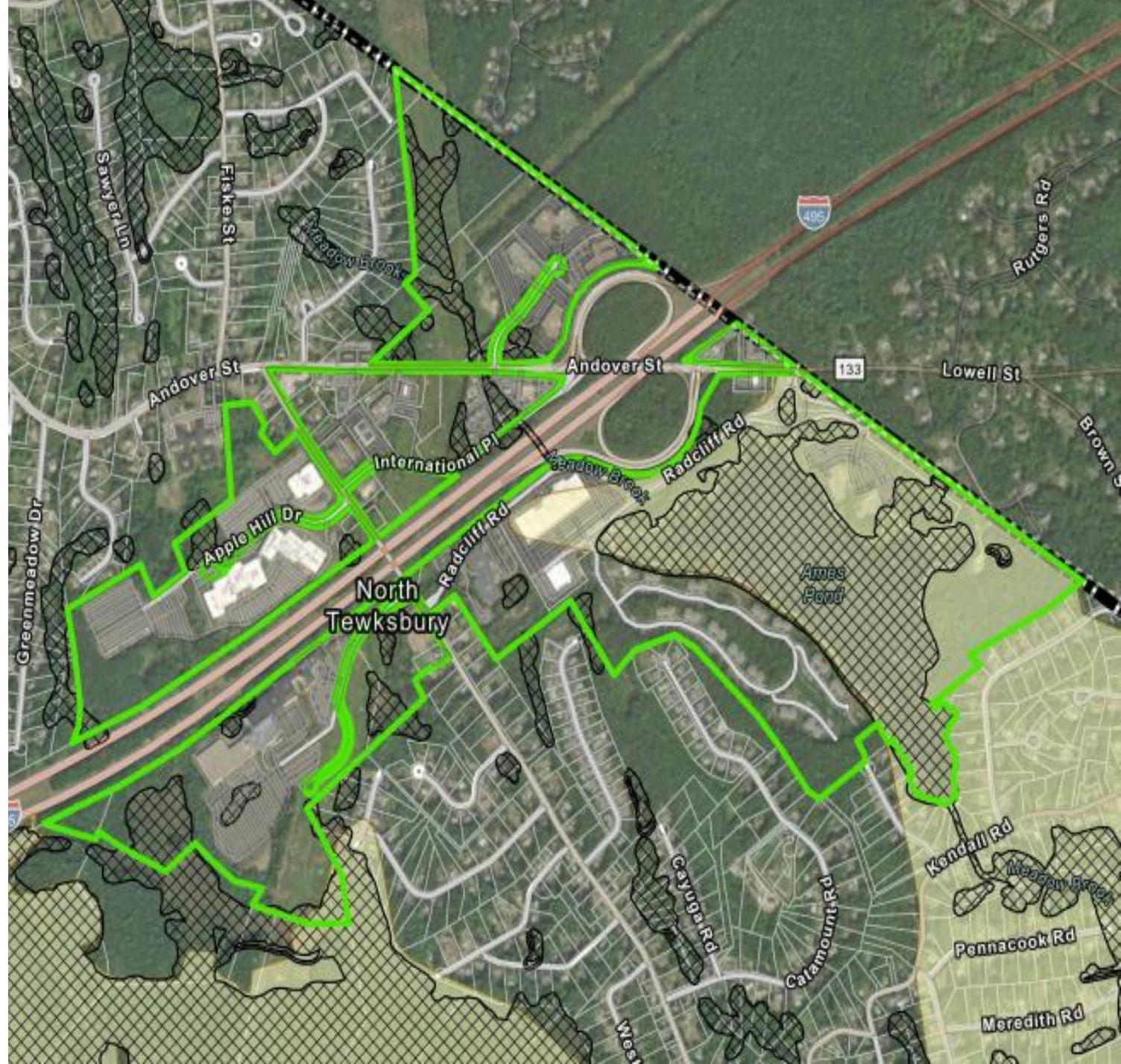


- Adopt zoning to allow the production of at least 1,214 multi-family units
- Town Meeting must adopt a compliant zoning district before December 2024
- The proposed zoning district eligible acreage cannot include wetlands, environmentally sensitive resource areas, or publicly-owned land

The Districts

North A District

- Total district acreage: 502.5
- Total eligible acreage: 371.1
- Minimum units per acre to achieve 1,214 units: 17.1



North B District

- Total district acreage: 128.0
- Total eligible acreage: 109.4
- Minimum units per acre to achieve 1,214 units: 17.6



Town Center District

- Total district acreage: 109.1
- Total eligible acreage: 63.4
- Minimum units per acre to achieve 1,214 units: 25.8



Main A District

- Total district acreage: 84.3
- Total eligible acreage: 63.5
- Minimum units per acre to achieve 1,214 units: 19.7



Main B District

- Total district acreage: 180.6
- Total eligible acreage: 152.0
- Minimum units per acre to achieve 1,214 units: 17.2

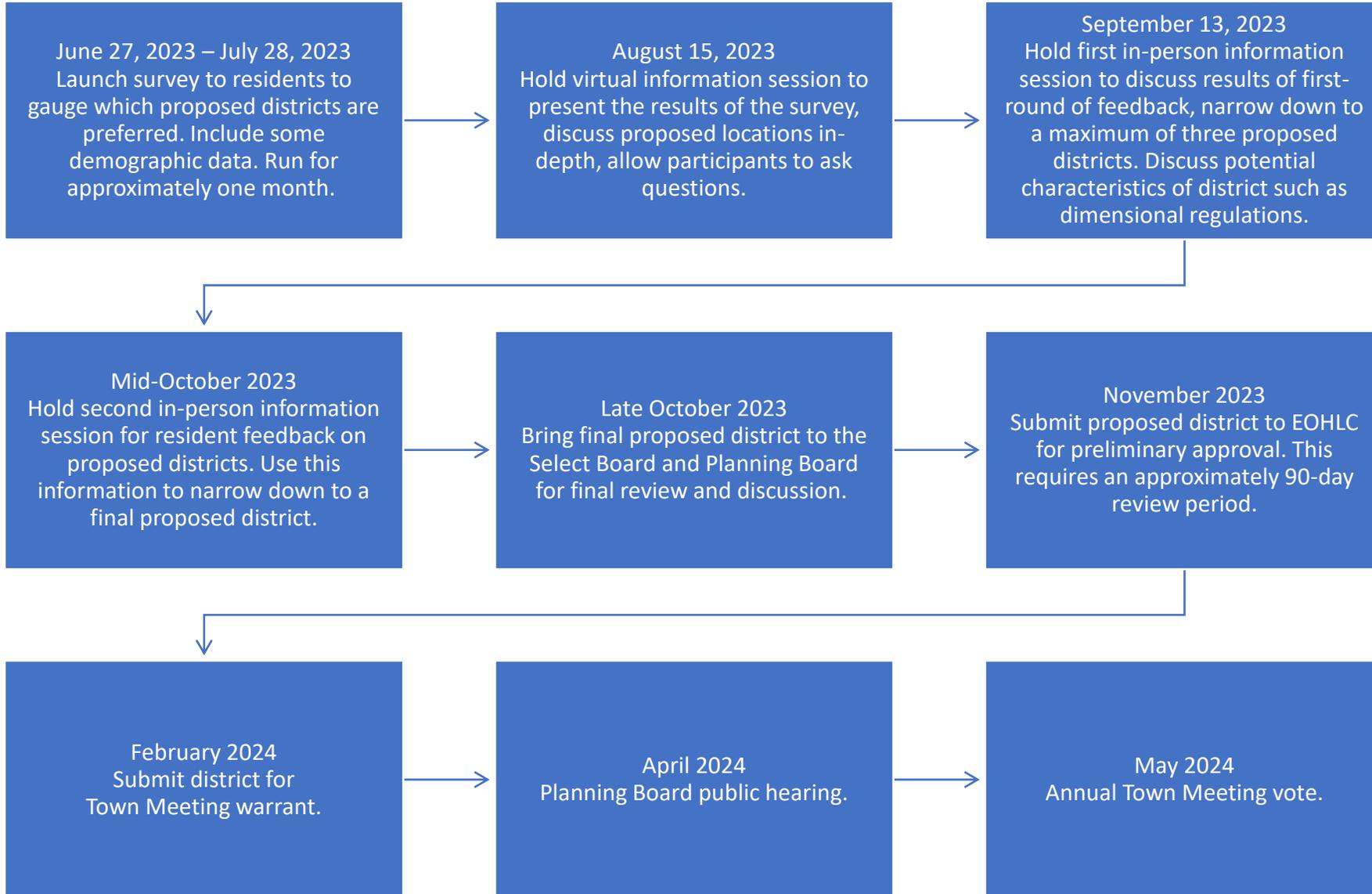


South District

- Total district acreage: 131.3
- Total eligible acreage: 105.8
- Minimum units per acre to achieve 1,214 units: 18.6



Proposed Timeline for Zoning Amendment Adoption



Plan for this workshop

- First, participants will identify the advantages of each site. Post-It notes and pens are provided for you to write them down and place them directly on the maps.
- Second, participants will identify any disadvantages of the sites. The disadvantages must be site-specific, i.e. not simply writing “traffic” as that will likely be a general concern for all sites.
- The feedback received on all districts will be compiled and reviewed for viability and compliance with M.G.L. Ch. 40A, Section 3A. The three most suitable sites which emerge from this process will be put under further consideration to build out what each proposed district will look like with regards to lot size, density, and other dimensional regulations.